



# Auroville



Incredible Living Redefined



RERA APPROVED

**DWARKA  
EXPRESSWAY  
GURUGRAM**

**1210  
UNITS**

CURATED FOR YOUR NEEDS  
IN 3 & 2 BHK CONFIGURATION.

You can visit every city in this world but in the end, you will go where there is home, where there is love, where there is space to live.

Spread over 8.75 acres, every space has been designed for your living comfort. More usable square feet inside and more open green spaces outside!

Here is that space, here is the affordable housing on Dwarka expressway, a highway that takes you to your home.

**Auroville**  
Incredible Living Redefined

**103**  
RERA APPROVED





**Auroville**  
Incredible Living Redefined

## THE ENTRANCE ARTISTIC RENDITION

- A highway to home with super connectivity
- A highway to home with futuristic infrastructure
- A highway to home with green spacing
- A highway to home with top-class amenities
- A highway to home that you can afford





# Auroville

Incredible Living Redefined



Rera Approved.

1210 "Spacious Apartments".

Individual Car Parking.

On Dwarka Expressway with Extensive Connectivity.

Affordable Housing Scheme.





# SITE PLAN

**T-1 to T-8. 3BHK TOWERS (A to H)**  
**T-9 to T-11. 2BHK TOWERS (I, J, K)**

1. Commercial High Street Shopping Complex
2. Shop Cum Offices Complex
3. Community Center
4. Center Park
5. Aurore Park
6. Kids Play Area
7. Bedminton/Tennis Courts
8. Open Gym
9. Service Area
10. Celebration Lawn
11. Open Parking
12. Walking Plaza
13. Entry Exit





# Auroville

Incredible Living Redefined

- Retail Space, Office Space
- Walk in Co-working Space
- Enjoy the benefits of extensive connectivity in every direction
- Huge open green spaces
- Activity/ Kids play area.
- Jog Track, Meditation area, Badminton court and more!
- Table Tennis
- Gym
- Community Centres



## Exclusive AMENITIES





# LIVE WORK PLAY

LIFE ON THE EXPRESSWAY.



- SPACIOUS UNITS**
- EXCLUSIVE AMENITIES**
- HEALTH & WELL BEING**
- WALK IN CO-WORKING SPACE**
- EXTENSIVE CONNECTIVITY**
- RETAIL RESTAURANTS, CAFES**



# The Jewel on Dwarka Expressway



\* Not to Scale





**SOME HIGHLIGHTS  
OF OUR COMPLETED PROJECTS**

*Location that adds purpose*  
**TO QUALITY LIVING**



**LOCATED ON DWARKA EXPRESSWAY TO GIVE AN EXPRESS LIVING**

With super connectivity to stay in touch with your life in the city, Auro Ville presents express living with 1210 exclusive apartments on the Dwarka expressway.

Living here you can have,

- Good cab and public transport service availability
- Traffic-free wide roads, proper street lights, and proper walking paths
- Easy access to your city life
- Short distance to general necessities like hospitals, schools, railway station, airport, etc.

20 MINS, AIRPORT

20 MINS, CIVIL HOSPITAL

06 MINS, RAILWAY STATION

10 MINS, COLUMBIA ASIA HOSPITAL

12 MINS, CYBER HUB

14 MINS, HERO HONDA CHOWK.

02 MINS, DPS SCHOOL


20 MINS, HUDA CITY CENTRE.

20 MINS, MANESAR



**Sports Ville, Sohna**



  
**Auroville**  
 Incredible Living Redefined  
  
RERA APPROVED  
103  


---

apartments  
essentials...



## PROJECT SPECIFICATIONS

### HCBS Auroville103

Drg./Lobby Flooring	TILES/IPS
Drg./Lobby Wall Ceiling Finish	TILES/IPS
Bedrooms Flooring	TILES/IPS
Bedroom Wall Ceiling Finish	Oil Bond Distemper/Colour Wash
Toilets Wall Finish	Tiles/ Colour Wash
Toilets Flooring	TILES/IPS
Kitchen Platform	TILES/IPS
Kitchen Flooring	STONE/TILES
Kitchen Wall Finish	"Tiles Up To 2feet High Above Counter & Oil Bond Distemper/colour Wash In Balance Area"
Fixture And Fittings	"Single Bowl Stainless Steel Sink & CP Fittings"
Balcony Flooring	TILES/IPS
Window	UP VC/ AL with Clear Glass
Door Frame/Doors	Hardwood Door Frames with Flush Doors Shutter
Common Area Flooring/ Staircase Flooring	STONE/TILES/IPS
Lift Lobby	STONE/TILES/IPS
Chinaware	STANDARD FITTING
Electrical	"ISI Mark Products For Wiring , Switches and Circuits"
Security	24x7 CCTV & Gated Complex

**Disclaimer: \*Specifications, layouts, features and amenities mentioned in the brochure are tentative and subject to change.**

#### Eligibility Criteria

Any person can apply, however, the PMAY beneficiaries, which include their spouse or dependent children, identified by Urban Local Bodies Department, Haryana under "Pradhan Mantri Awas Yojana-Housing for All" program shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licensed colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats. Any applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of flats. An applicant in a specific colony shall make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case he/she is successful in more than one colony, he/she will have the choice to retain only one flat. All such applicants shall submit an affidavit to this effect.



## PROJECT DETAILS

**3BHK**  
FLOOR PLANS

**Auroville**  
Incredible Living Redefined

<b>Project Details License No.</b>	<b>02 of 2021</b>
Location	Sector 103, Gurugram
No. of Units	1210
No. of Towers	11
Sale Price	4200/- Psf (Additional Cost of 1000/- Psf on Balcony)
Completion	4 Years

3 BHK Apartment	Type 1	Type 2	2 BHK+Store Apartment	Type 3	Type 3P
Total Flat	400	101	Total Flat	307	12
Carpet Area	643.25	604.67	Carpet Area	640.67	640.67
Balcony Area	109.68	110.44	Balcony Area	110.44	305.8
Sale Price	2801650	2790814	Sale Price	2790814	2790814
Booking Amount	135083	134541	Booking Amount	134541	134541

2 BHK Apartment	Type 4	Type 4P	Type 5	Type 5P	Type 5T
Total Flat	150	12	150	12	6
Carpet Area	497.19	497.19	498.15	498.15	498.15
Balcony Area	102.68	395.89	105.37	338.85	105.37
Sale Price	2188198	2188198	2192230	2192230	2192230
Booking Amount	104410	104410	104612	104612	104612

## PAYMENT PLAN

Installment	Particular	Installments
1st	At the time of submission of application for allotment	5% Of Total Sale Price
2nd	At the time of allotment of unit & BBA Registration	20% Of Total Sale Price
3rd	At the time of completion of foundation	12.5% Of Total Sale Price
4th	At the time of completion of 3rd floor	12.5% Of Total Sale Price
5th	At the time of completion of 7th floor	12.5% Of Total Sale Price
6th	At the time of completion of super structure	12.5% Of Total Sale Price
7th	At the time of completion of brick work	12.5% Of Total Sale Price
8th	At the time of possession	12.5% Of Total Sale Price

### UNIT TYPE-1

CARPET AREA  
**59.76 SQMT**  
**643.25 SFT**

BALCONY AREA  
**10.19 SQMT**  
**109.68 SFT**



S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	11'.4" x 12'.4"	144.88 SFT
2	Kitchen	9'.9" x 6'.3"	60.94 SFT
3	Lobby	6'.9" x 6'.3"	42.18 SFT
4	Bath	6'.0" x 4'.6"	27.00 SFT
5	Bedroom-3	10'.0 x 10'.0	100.00 SFT
6	Bedroom-2	10'.0 x 11'.0	110.00 SFT
7	Bedroom-1	10'.0 x 10'.4"	103.30 SFT
8	Toilet-1	6'.9" x 4'.6"	30.37 SFT
9	Vestibule		24.58 SFT
10	Balcony		109.68 SFT

Final price of the flat will be worked out on the actual area handed over to allottee. GST or any change in GST or any other tax levy shall be accordingly made applicable on the allottee.

**UNIT TYPE-2**

CARPET AREA  
**59.52** SQMT  
**640.67** SFT

BALCONY AREA  
**10.26** SQMT  
**110.44** SFT



**UNIT TYPE-3**

CARPET AREA  
**59.52** SQMT  
**640.67** SFT

BALCONY AREA  
**10.26** SQMT  
**110.44** SFT



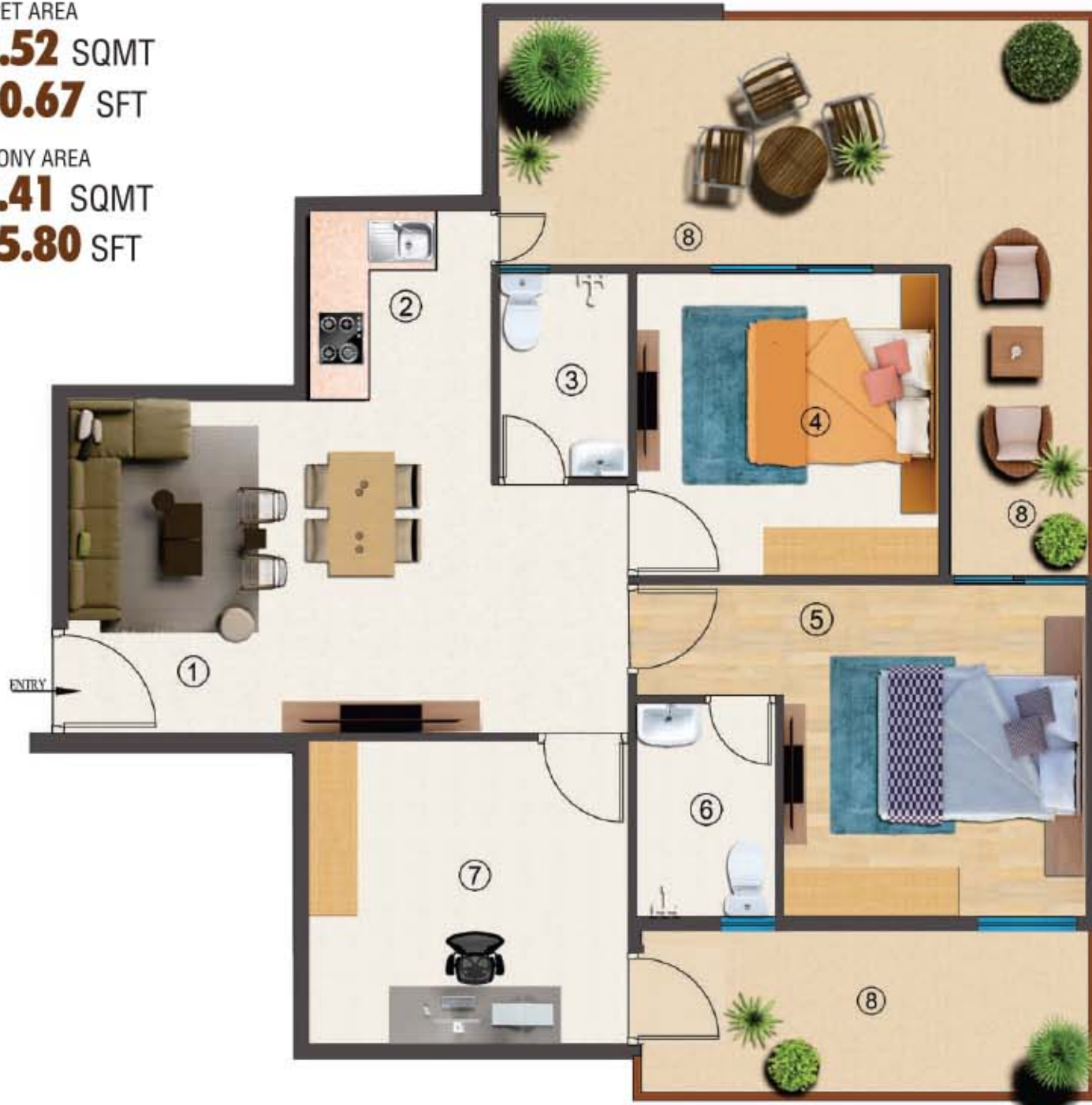
S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	18'.6" x 10'.9"	197.99 SFT
2	Kitchen	6'.0" x 10'.0"	60.00 SFT
3	Bath	4'.3" x 6'.9"	28.68 SFT
4	Bedroom-2	10'.0" x 10'.0"	100.00 SFT
5	Bedroom-1	10'.0" x 11'.6"	115.00 SFT
6	Toilet-1	4'.6" x 7'.0"	31.50 SFT
7	Bedroom-3	10'.9" x 10'.0"	107.50 SFT
8	Balcony		110.44 SFT

S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	18'.6"x10'.9"	197.99 SFT
2	Kitchen	6'.0"x10'.0"	60.00 SFT
3	Bath	4'.3"x6'.9"	26.68 SFT
4	Bedroom-2	10'.0"x10'.0"	100.00 SFT
5	Bedroom-1	10'.0"x11'.6"	115.00 SFT
6	Toilet-1	4'.6"x7'.0"	31.50 SFT
7	Store	10'.9"x10'.0"	107.50 SFT
8	Balcony		110.44 SFT

**UNIT TYPE-3P**

CARPET AREA  
**59.52** SQMT  
**640.67** SFT

BALCONY AREA  
**28.41** SQMT  
**305.80** SFT



S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	18'.6" x 10'.9"	197.99 SFT
2	Kitchen	6'.0" x 10'.0"	60.00 SFT
3	Bath	4'.3" x 6'.9"	28.68 SFT
4	Bedroom-2	10'.0" x 10'.0"	100.00 SFT
5	Bedroom-1	10'.0" x 11'.6"	115.00 SFT
6	Toilet-1	4'.6" x 7'.0"	31.50 SFT
7	Store	10'.9" x 10'.0"	107.50 SFT
8	Balcony/Terrace		305.80 SFT

**UNIT TYPE-4**

CARPET AREA  
**46.19** SQMT  
**497.19** SFT

BALCONY AREA  
**9.54** SQMT  
**102.68** SFT



S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	11'.8" x 8'.0"	93.28 SFT
2	Kitchen	9'.9" x 6'.3"	60.94 SFT
3	Bedroom-1	10'.0" x 10'.3"	102.50 SFT
4	Bedroom-2	10'.0" x 10'.3"	102.50 SFT
5	Toilet-2	6'.9" x 4'.3"	30.19 SFT
6	Bath	4'.6" x 6'.0"	27.00 SFT
7	Dining Vestibule		80.78 SFT
8	Balcony		102.68 SFT

**UNIT TYPE-4P**

CARPET AREA

**46.19** SQMT

**497.19** SFT

BALCONY AREA

**36.78** SQMT

**395.89** SFT



S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	11'.8" x 8'.0"	93.28 SFT
2	Kitchen	9'.9" x 6'.3"	60.94 SFT
3	Bedroom-1	10'.0" x 10'.3"	102.50 SFT
4	Bedroom-2	10'.0" x 10'.3"	102.50 SFT
5	Toilet-2	6'.9" x 4'.6"	30.19 SFT
6	Bath	4'.6" x 6'.0"	27.00 SFT
7	Dining Vestibule		80.78 SFT
8	Balcony/Terrace		395.89 SFT

**UNIT TYPE-5**

CARPET AREA

**46.28** SQMT

**498.15** SFT

BALCONY AREA

**9.79** SQMT

**105.37** SFT



S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	14'.0" x 9'.6"	133.00 SFT
2	Kitchen	6'.3" x 9'.6"	59.37 SFT
3	Bath	4'.3" x 6'.9"	28.68 SFT
4	Bedroom-2	10'.0" x 10'.4"	103.30 SFT
5	Bedroom-1	12'.3" x 10'.0"	122.50 SFT
6	Toilet	5'.0" x 6'.3"	31.20 SFT
7	Vestibule		20.05 SFT
8	Balcony		105.37 SFT



**UNIT TYPE-5P**

CARPET AREA  
**46.28** SQMT  
**498.15** SFT

BALCONY AREA  
**31.48** SQMT  
**338.85** SFT

**UNIT TYPE-5T**

CARPET AREA  
**46.28** SQMT  
**498.15** SFT

BALCONY AREA  
**9.79** SQMT  
**105.37** SFT

TERRACE AREA  
**51.21** SQMT  
**551.22** SFT



S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	14'.0" x 9'.6"	133.00 SFT
2	Kitchen	6'.3" x 9'.6"	59.37 SFT
3	Bath	4'.3" x 6'.9"	26.68 SFT
4	Bedroom-1	10'.0" x 10'.4"	103.30 SFT
5	Bedroom-2	12'.3" x 10'.0"	122.50 SFT
6	Toilet	5'.0" x 6'.3"	31.25 SFT
7	Vestibule		20.05 SFT
8	Balcony		105.37 SFT
9	Terrace		551.22 SFT

S. No.	Type of Area	S. No.	Area in Sqft
1	Living / Lobby	14'.0" x 9'.6"	133.00 SFT
2	Kitchen	6'.3" x 9'.6"	59.37 SFT
3	Bath	4'.3" x 6'.9"	28.68 SFT
4	Bedroom-2	10'.0" x 10'.4"	103.30 SFT
5	Bedroom-1	12'.3" x 10'.0"	122.50 SFT
6	Toilet	5'.0" x 6'.3"	31.25 SFT
7	Vestibule		20.05 SFT
8	Balcony		338.85 SFT







HARERA ID :  
RERA-GRG-PROJ-913-2021

License Number :  
02 of 2021

Building Plan Approval :  
ZP-1460/SD(DK)/2021/17720

OUR AIM- Increased usable space.  
OUR COMMITMENT- Possession on committed date.



Marketing Office:

Unit 69, 70 MGF Metropolis, MG Road, Gurugram  
Regd Office : 137, Sector 27, Gurugram  
Mobile : +91 98185 60539  
Email : [info@hcbsauroville103.com](mailto:info@hcbsauroville103.com)  
Website : <https://hcbsauroville103.com>